



Oktober/October 2019

Eiendomsbelasting Korting 2020/2021

Property Rates Rebate 2020/2021

Liewe Inwoners,

Dear Residents,

Met verwysing na die Raad se Eiendomsbelasting Beleid moet alle aansoeke om korting vir eiendomsbelasting voor/op 30 November 2019 vir die 2020/2021 finansiële jaar ingedien word.

With reference to Council's Property Rates Policy, all applications for property rates rebates must be submitted not later than 30 November 2019 for the 2020/2021 financial year.

Vir begrotingsdoeleindes word alle kwalifiserende organisasies en individue vriendelik versoek om die aansoek vorm by enige van die munisipale administratiewe kantore of die Raad se webwerf www.stellenbosch.gov.za te verkry en voor/op 30 November 2019 by die Belasting Afdeling in te dien. Ondergenoemde organisasies en individue kan in aanmerking kom vir korting:

For budget purposes all qualifying organizations and individuals are kindly requested to collect the necessary application form from any of the municipal administrative offices or Council's website www.stellenbosch.gov.za for submission on/before 30 November 2019 at the Rates Section.

The under mentioned organizations and individuals may qualify for a rebate:

1. Organisasies sonder winsoogmerk
2. Pensioenarisse 60 jaar en ouer (Bruto maandelikse inkomste minder as R15 000)
3. Gestremde eienaars

1. Non Profit Organizations
2. Pensioners 60 years and older (Gross monthly income less than R 15 000)
3. Disabled owners

Baie Belangrik:

Very Important:

Alle stawende dokumentasie moet aan u aansoek geheg wees

All supporting documentation must be attached to your application

Pensionarisse en Gestremde persone:

Senior citizens and Disabled persons:

Afskrif van ID, bewys van inkomste en 3 maande se bankstate.

Copy of id, proof of income, and 3 months' bank statements

Nie-winsgewende organisasies:

Non-profit organisations:

SARS-, NPO registrasie en mees onlangse geouditeurde finansiële state

SARS - , NPO registration where applicable and most recent audited financial statements

Geen aansoeke sal oorweeg word indien geen stawende dokumentasie ingesluit is nie

Applications will not be accepted should supporting documentation not be included.

Belangrik vir Senior Burgers en Gestremde Persone

Senior burgers en gestremde persone wat eienaars is van eiendomme mag kwalifiseer vir Eiendomsbelasting kortings na aanleiding van bruto maandelikse inkomste per huishouding.

Om vir die bogenoemde korting te kwalifiseer moet die aansoeker 'n natuurlike persoon wees, geregistreer as 'n Suid-Afrikaanse burger en die eienaar wees van die eiendom welke eiendom voldoen aan die vereistes vir 'n residensiële eiendom. Indien die aansoeker **nie 'n Suid Afrikaanse burger is nie moet bewys van permanente verblyf voorsien** word en moet die eienaar ook:

- Die eiendom as sy/haar permanente woning bewoon; en
- Ten minste 60 jaar oud wees, of in ontvangs wees van 'n ongeskiktheids toelaag van die Departement van Maatskaplike Dienste; en
- 'n Maandelikse inkomste ontvang vanuit alle bronne (ingesluit bydrae vanaf alle lede van die huishouding wat die eiendom permanent bewoon) wat nie die inkomste perk soos per die Eiendomsbelastingbeleid van Stellenbosch Munisipaliteit oorskry nie.

BELANGRIK!!!!

Algemene Waardasie van Belasbare Eiendom

Hiermee wil die Munisipaliteit van Stellenbosch graag die gemeenskap inlig rakende die proses wat gevolg sal word met die komende Algemene Waardasie van eiendomme in die Stellenbosch munisipale gebied.

Ingevolge Artikel 33 van die Nasionale Regering: Munisipale Eiendombelastingwet, Wet Nr. 6 van 2004, het die Munisipaliteit HCB Valuation Services CC aangestel om 'n algemene waardasie uit te voer van alle eiendomme binne die afgebakende munisipale gebied. Die algemene waardasie moet die markwaarde van die eiendom weerspieël, soos deur Artikel 31 van die Wet, bepaal. Die uitvoer van inspeksies van eiendomme vir die algemene Waardasierol sal plaasvind gedurende die tydperk **Oktober 2019 tot 30 Junie 2020**.

Important for Senior Citizens and Disabled Persons

Registered owners of properties who are senior citizens or who are disabled persons may qualify for a Property Rates Rebate according to gross monthly household income.

To qualify for the rebate referred to above, the applicant must be a natural person, registered as a South African citizen and be the owner of the property, which property satisfies the residential property requirements. If not a South African citizen the applicant **must submit proof of permanent residency** and in addition to the above-mentioned, the owner must also:

- Occupy the property as his/her normal residence; and
- Be at least 60 years of age, or in receipt of a disability pension from the Department of Social Development; and
- Be in receipt of a total monthly income from all sources (including financial contributions of all members of the household permanently residing at that property) not exceeding the highest income amount of the Property Rates Policy of Stellenbosch Municipality.

IMPORTANT!!!

General Valuation of Rateable Property

The Municipality of Stellenbosch hereby discloses information regarding the process to be followed for the execution of the General Valuation of all properties in the Stellenbosch Municipal area.

In terms of the Local Government: Municipal Property Rates Act, Act No. 6 of 2004, (the Act), the Municipality has appointed HCB Valuation Services CC to conduct a general valuation of all properties in the municipal demarcated area. The general valuation must reflect the market value of properties determined in accordance with Section 31 of the Act. The inspection of properties will occur during the time period **October 2019 until 30 June 2020**.

Ingevolge artikel 41 van die Wet, mag die munisipale waardeerder, assistent munisipale waardeerder, data- versamelaar of enige persoon wat deur die munisipale waardeerder skriftelik gemagtig is,

- (a) Tussen 07:30 en 19:00 op enige dag, behalwe 'n Sondag of op 'n openbare vakansiedag, toegang verkry tot enige eiendom binne die munisipale area wat ingevolge die Wet waardeer moet word; en
- (b) Daardie eiendom vir waardasie doeleiendes, inspekteer.

Daar moet kennis geneem word, dat wanneer die munisipale waardeerder, assistent munisipale waardeerder, data- versamelaar of enige persoon wat deur die munisipale waardeerder skriftelik gemagtig is, enige eiendom betree:

- a) op aanvraag, deur die persoon wat daardie eiendom besit, sy of haar identiteitskaart moet toon; en
- b) deur 'n tolk vergesel kan word of enige ander persoon wie se hulp redelikerwys benodig word in sulke omstandighede.

Voorts, in terme van artikel 42 van die Wet, mag die munisipale waardeerder of assistent munisipale waardeerder-

- a) Die eienaar, huurder of bewoner van die eiendom wat die waardeerder ingevolge die Wet moet waardeer, of die agent van die eienaar, versoek om vir die waardeerder toegang te verleen tot enige dokument of inligting wat die eienaar, huurder, bewoner of agent het, wat die waardeerder redelikerwyse vir die doeleiendes van die eiendomswaardasie benodig;
- b) Uittreksels maak van sodanige dokument of inligting; en
- c) 'n Skriftelike versoek rig aan die eienaar, huurder of bewoner van die eiendom, of agent van die eienaar, om die waardeerder skriftelik of mondelings te voorsien van besonderhede rakende die eiendom, wat die waardeerder redelikerwyse benodig, vir die doeleiendes van die

eiendomswaardasie.

In terms of section 41 of the Act, the valuer of the municipality, assistant municipal valuer, data- collector or other person authorised by the municipal valuer in writing, may—

- (a) between 07:30 and 19:00 on any day except a Sunday or public holiday, enter any property in the municipality that must be valued in terms of the Act; and
- (b) inspect that property for the purpose of the valuation.

It must be noted that the municipal valuer, assistant municipal valuer, data- collector or other person authorized in writing, when entering any property—

- (a) must, on demand by a person on that property, produce his or her identity card; and
- (b) may be accompanied by an interpreter or any other person whose assistance may reasonably be required in the circumstances.

In addition, in terms of section 42 of the Act, a municipal valuer or assistant municipal valuer may—

- (a) require the owner, tenant or occupier of a property which the valuer must value in terms of the Act, or the agent of the owner to give the valuer access to any document or information in possession of the owner, tenant, occupier or agent which the valuer reasonably requires for purpose of valuing the property;
- (b) make extracts from any such document or information; and
- (c) in writing require the owner, tenant or occupier of the property, or the agent of the owner, to provide the valuer, either in writing or orally, with particulars regarding the property which the valuer reasonably requires for purpose of valuing the property.

Daar moet ook kennis geneem word dat, waar enige dokument, inligting of besonderhede nie voorsien is toe dit verlang is nie, en die betrokke eienaar so 'n dokument, inligting of besonderhede weerhou van die appèlraad, mag die appèlraad 'n kostebevel ingevolge artikel 70 van die Wet aanteken, as die appèlraad van mening is dat die eienaar, huurder of bewoner van die eiendom, of agent van die eienaar versuim het om sodanige inligting of besonderhede te verskaf, sou dit 'n onnodige las op die funksies van die munisipale waardeerder of die appèlraad, geplaas het.

Munisipale waardeerders sal duidelik geïdentifiseer wees deur middel van identifikasie kaarte. Inspeksies wat na werksure gedoen word, sal vooraf bevestig word met die eienaar/huurder van die eiendom op 'n individuele basis.

Die datavaslegging van verkope, opmetings en waardasies van alle eiendomme vind plaas vanaf **Julie 2020**. Die proses sluit ook in die interne monitering van die Waardasierol, asook die nagaan van die akkuraatheid van data.

Vanaf **November 2020** sal alle eienaars van geregistreerde eiendomme in die Stellenbosch Munisipale gebied 'n kennisgewing ontvang waarop die nuwe waardasie sal verskyn. Die voorgeskrewe vorm vir die indiening van 'n beswaar sal beskikbaar wees op die Stellenbosch Munisipale webwerf en by die Munisipale kantore, waarna daar binne 30 dae 'n beswaar teen die resultaat ingedien kan word.

Die hantering van besware deur die Waardasieraad sal plaasvind na **Januarie 2021**. Die Waardasierol sal geïmplimenteer word met ingang van **01 Julie 2021**.

Beste Wense
HFB

It must also be noted that, where any document, information or particulars were not provided when required and the owner concerned relies on such document, information or particulars in an appeal to an appeal board, the appeal board may make an order as to costs in terms of section 70 of the Act if the appeal board is of the view that the failure to so have provided any such document, information or particulars has placed an unnecessary burden on the functions of the municipal valuer or the appeal board.

The municipal valuers will be clearly identified and issued with identity cards. The inspections of properties after working hours will be confirmed with the owner or tenant on an individual basis.

The processes following from **July 2020** comprises of the capturing of the data regarding property sales, surveys and valuations of all properties, inclusive of the internal monitoring of the Valuation Roll as well as verifying the accuracy of the data.

A notice confirming the new valuation will be posted as from **November 2020** to all owners of registered properties within the Stellenbosch Municipal area. The prescribed form for lodging of objections will be available on the Stellenbosch Municipality's website and at the Municipal offices, after which 30 days will be granted for the submission of an objection. The

Valuation Board hearings will take place after January 2021. The date for implementation of the upcoming Valuation Roll will be **1 July 2021**

Best Wishes
CFO